

5065 - 5071 E. 5th STREET

TUCSON, AZ 85711



WE ARE
THE CENTER
OF RETAIL

For Lease | Retail / Office | Fully Equipped Restaurant



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5065 - 5071 E. 5th STREET

TUCSON, AZ 85711

RETAIL SPACE

2,847 SF Former Deli (includes all equipment)

LEASE RATE

\$3,200/ Month MG

(Not including rental tax. Tenant pays utilities & janitorial. Suites can be combined or demised to meet your needs)

TRAFFIC COUNTS

5th Street: 14,493 VPD

Rosemont Blvd: 6,589 VPD

NEIGHBORING TENANTS

At Home, Planet Fitness, Walgreens, Viscount Suites, Barnes & Noble, Petco & More

COMMENTS

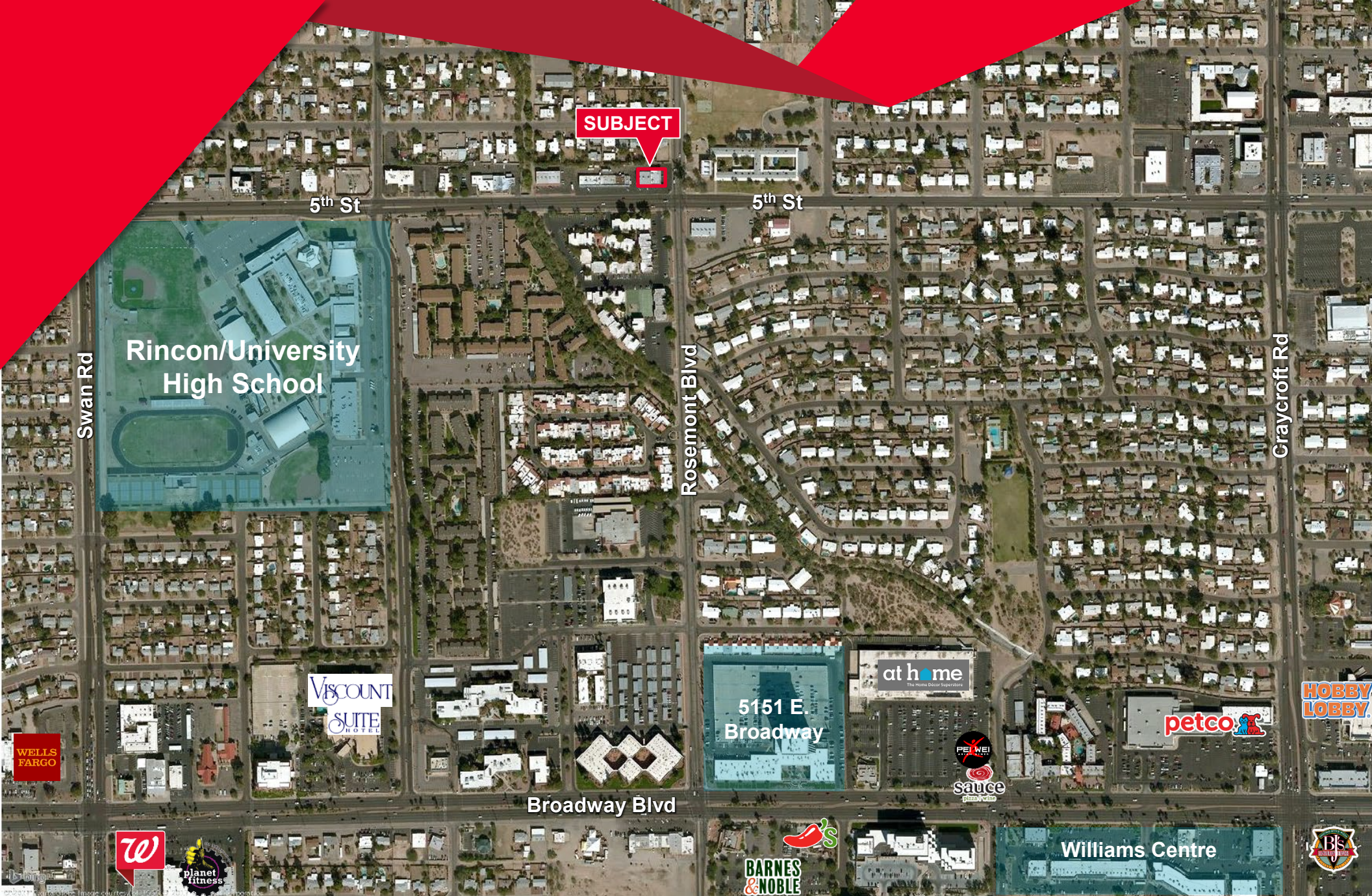
- Former deli includes refrigerated display cases, walk-in freezer, walk-in refrigerator, tables, chairs and more!
- Highly visible space on the signalized corner of 5th Street and Rosemont Boulevard, with access from either road
- Centrally located, with over 25% of the Tucson metro area population living within 5 miles of the site. Steps away from Rincon & University high schools with over 1,400 combined students, and dense apartment corridor
- Join active neighboring tenants that generate strong foot traffic throughout the day: Rosemont Pet Clinic, Canine Territory Grooming

NEIGHBORHOOD DEMOGRAPHICS



	POPULATION	AVERAGE HOUSEHOLD INCOME	DAYTIME POPULATION	TOTAL RETAIL EXPENDITURE
1 Mile	14,712	\$56,376	14,309	\$157 M
3 Miles	119,612	\$56,831	82,152	\$1.16 B
5 Miles	272,985	\$59,340	195,194	\$2.61 B





SUBJECT

5th St

5th St

Swan Rd

Rincon/University
High School

Rosemont Blvd

Graycroft Rd

Viscount
SUITE
HOTEL

5151 E.
Broadway

at home
The Home Depot Superstore

petco

HOBBY
LOBBY

WELLS
FARGO

Broadway Blvd

PEI WEI
sauce
Specialties

Williams Centre

BJS
RESTAURANT

W

planet
fitness

BARNES
& NOBLE

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